

EASTON WAY

SURVEY OF 6.905 ACRE TRACT
Located In
Section 1, Township 1, Range 17
United States Military Lands
City Of Columbus, Franklin County, Ohio

6.905 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 1, Township 1, Range 17, United States Military Lands, and being 6.824 acres out of that tract of land as conveyed to MORSO Holding Co., of record in Official Record 30236C02 and all of that 0.081 acre tract as conveyed to MORSO Holding Co. Inc. of record in Instrument Number _____ (all references being to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at the centerline intersection of Stelzer Road with Easton Way
thence with the centerline of said Stelzer Road, the following courses:
South 2° 36' 26" West, a distance of 564.25 feet to a point;
South 4° 04' 40" West, a distance of 64.11 feet to a point;
thence South 85° 55' 20" East, a distance of 107.36 feet to an iron pin set at a point in a curve in the easterly right-of-way line of said Stelzer Road at the true point of beginning for this description;
thence with a new division line across said MORSO Holding Co. tract and the northerly line of said 0.081 acre tract, the following courses:
South 86° 15' 30" East, a distance of 472.04 feet to an iron pin set;
South 61° 55' 20" East, a distance of 218.08 feet to an iron pin set at a point on a curve;
With a curve to the left having a central angle of 23° 51' 48", a radius of 210.00 feet, whose chord bears South 16° 00' 41" West, a chord distance of 86.63 feet to an iron pin set at a point of tangency;
South 4° 04' 40" West, a distance of 292.54 feet to an iron pin set in the northerly right-of-way line of Woodhaven Drive as shown on that plat entitled Woodhaven Subdivision, of record in Plot Book 25, Page 65;
thence North 86° 06' 24" West, with said northerly right-of-way line, a distance of 664.67 feet to an iron pin set in said easterly right-of-way line;
thence with said easterly right-of-way line, the following courses:
North 4° 04' 40" East, a distance of 241.04 feet to an iron pin set;
North 17° 34' 26" East, a distance of 51.42 feet to an iron pin set;
North 4° 04' 40" East, a distance of 88.65 feet to an iron pin set at the point of curvature;
With a curve to the left having a central angle of 0° 50' 54", a radius of 5799.58 feet, whose chord bears North 3° 39' 15" East, a chord distance of 85.88 feet to the true point of beginning and containing 6.905 acres of land, more or less.
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

LIMITED OVAL OFFICE II UNC.
7.983 AC
OR30537E19

(6.824 AC)

MORSO HOLDING CO
OR 30236C02
6.905 AC

Δ = 23°51'48"
R = 210.00'
S16°00'41"W
86.63'

SURVEYOR'S CERTIFICATION
The undersigned hereby certifies to Chicago Title Insurance Company, Central City, Title Agency, Inc., Morso Holding Co., that this survey conforms to the ALTA/ACSM Land Title Survey Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and American Congress on Surveying and Mapping;

- (a) that on 7-14-97, the undersigned did perform an actual field inspection and survey of the premises shown on the plat of survey dated 7-17-97 and prepared by the undersigned;
- (b) that the information shown on the survey plat is true and correct as determined by the field inspection and survey as of the date thereof;
- (c) that the improvements erected on the premises lie wholly within the boundary of the premises and no part thereof encroaches thereon or overhangs any easements or rights-of-way on the land of others, unless shown hereon;
- (d) that no adjoining structure encroaches upon the premises or upon any easement appurtenant thereto, unless shown hereon;

A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THREE AREAS OF RIGHT-OF-WAY RESTRICTIONS IN E.P. 2081 & 2082 & 2083 & 2084

THE FOLLOWING EASEMENTS FROM TITLE COMMITMENT NO. 2720859-001 ARE NOT LOCATED IN THE SUBJECT PARCEL:
TEMPORARY EASEMENT 111 OF 2449047
OR 2452707 OR 2459413
OR 16674018 OR 22777117
(L.S. 2312-43-47)

THE FOLLOWING EASEMENTS CANNOT BE LOCATED FROM THE DESCRIPTION PROVIDED:
O.B. 2112 P.G. 212, E.P. 2249 P.G. 97
MISC. REC. 5 P.G. 465

THE SUBJECT PARCEL IS A PORTION OF THE PROPOSED "OVAL BUSINESS DISTRICT" AND THE PROPOSED STREETS IN THIS DEVELOPMENT ABOUT STELZER ROAD: A DEDICATED ROAD.

PARCEL IS SUBJECT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD IN OR 32534C08 AMENDED IN OR 34316C06
THE SUBJECT PARCEL IS LOCATED WITHIN THAT TRACT OF LAND REFERRED TO AS "THE DEVELOPERS PROPERTY" IN OR30537C03 & OR30648I06



Jeffrey A. Miller P.S. # 7211
8-15-97

PREPARED BY
EVANS, MECHWART, HAMBLETON & TILTON, INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
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SCALE 1" = 50'
JULY 21, 1997
REV. 8-15-97

- CONC SW = CONCRETE SIDEWALK
 - T = TELEPHONE
 - G = GAS
 - E = ELECTRIC
 - SAN = SANITARY SEWER
 - W = WATERLINE
 - STM = STORM SEWER
 - ▲ = FIRE HYD
 - = LIGHT POLE
 - = CATCH BASIN
 - = CURB INLET
 - ⊙ = STORM MH
 - ⊗ = SANITARY MH
 - ⊠ = TELEPHONE MANHOLE
 - ⊚ = ELECTRIC MANHOLE
 - ▲ = R.R. SPK. FND
 - △ = R.R. SPK. SET
 - = I.P. FND
 - = I.P. SET
- I.P.S. Set are 3/4" O.D. Iron pipe W/ cap inscribed EMH&T.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FRANK 64 & FRANK 164 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment. Any determines the centerline for a portion of Stelzer Road as being N 4°04'40" E.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated August 2, 1995), the subject parcel shown hereon lies within Zone X (Areas determined to be outside 500-year floodplain); Community Panel No. 39049C0167G & 39049C0170G